



## LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

May 13, 2003

The Honorable Board of Directors  
Los Angeles County  
Regional Park and Open Space District  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Directors:

**APPROVE THE SANTA MONICA MOUNTAINS CONSERVANCY'S REQUEST TO AMEND  
THE INITIAL PROJECT LIST UNDER SECTION (3), SUBSECTION (d) OF THE SAFE  
NEIGHBORHOOD PARKS PROPOSITION OF 1996,  
ALLOCATE GRANT FUNDS AND AUTHORIZE ADMINISTRATION OF AN EXCESS FUNDS  
GRANT FOR THE JOUGHIN RANCH ACQUISITION AND DEVELOPMENT PROJECT  
(FIFTH DISTRICT - 3 -VOTE MATTER)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the Santa Monica Mountains Conservancy's (Conservancy) request to amend its initial project list, previously approved by your Board on January 21, 1997, and amended August 4, 1998, May 11, 1999, December 18, 2001, and December 17, 2002, to add a new acquisition and development project, Joughin Ranch on the southern slope of the Santa Susana Mountains located in the Western Rim Of The Valley Trail Corridor.
2. Allocate grant funds in the amount of \$3,000,000 to the Conservancy, from the Fifth Supervisorial District's Excess Funds Projects Fund allocation of the Safe Neighborhood Parks Propositions of 1992 and 1996, for the acquisition and development of Joughin Ranch.
3. Authorize the Director of Parks and Recreation to award the grant for the Joughin Ranch acquisition and development project and to administer the grant pursuant to the procedures in the Procedural Guide for the Santa Monica Mountains Conservancy.

## **PURPOSE/ JUSTIFICATION OF RECOMMENDED ACTIONS**

Approval of the action would authorize and provide funding to acquire and develop the Joughin Ranch property.

The Conservancy has requested your Board's approval of the proposed project to use funds allocated pursuant to the 1996 Proposition on the project consisting of the acquisition and development of 1,733 acres on the southern slope of the Santa Susana Mountains between Chatsworth and Simi Valley. The property begins north of the intersection of De Soto Avenue and the 118 Freeway and abuts Rocky Peak Park, a 4,815-acre wilderness park to the west. Porter Ranch, a 1,300-acre master planned development, is located to the east of the undeveloped Joughin Ranch property.

A map of the project area is included as Attachment B.

The proposed project reflects the priorities of the Conservancy and is not intended to represent a selection made by the County of Los Angeles, the Regional Park and Open Space District (the District) or the Department of Parks and Recreation. Your Board's approval of the proposed project, allocation of grant funds and delegation of grant administration will enable the Conservancy to use funds allocated to the Fifth Supervisorial District to acquire and develop the Joughin Ranch property.

The proposed acquisition consists of 1,733 acres on the southern slope of the Santa Susana Mountains above the San Fernando Valley. The Joughin Ranch property would provide a crucial link in the wildlife corridor between the San Gabriel Mountains and Los Padres National Forest. Management objectives include conservation of core wildlife habitat and low-impact recreational uses. Development will include initial public access site improvement costs including signage, gates, fencing, trail work and erosion control.

The Safe Neighborhood Parks Proposition of 1996 (the 1996 Proposition) provides a method for determining each fiscal year the amount of funds available in the following fiscal year to fund capital improvement projects in addition to the amounts specifically identified for projects in the Safe Neighborhood Parks Propositions of 1992 and 1996. A total of \$6,058,804 is available for expenditure within the Fifth Supervisorial District, as shown in Attachment A.

Administration of Regional Park and Open District grants has in the past been delegated to the Director of Parks and Recreation, and has been governed by Procedural Guides approved by your Board for the various grant programs. The Procedural Guide approved for the Conservancy grant program would appropriately govern this recommended additional grant.

## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The proposed action furthers the Board approved County Strategic Plan Goal 1 (Service Excellence), Goal 4 (Fiscal Responsibility) and Goal 6 (Community Service) by assisting the Conservancy in the acquisition and development of Joughin Ranch. The proposed acquisition and development will add to the protected open space in the southern Santa Susana Mountains.

## **FISCAL IMPACT/FINANCING**

All costs for this request will be funded through the District using \$3,000,000 of the \$3,167,854 available from the Fifth Supervisorial District portion of the Los Angeles County Regional Park and Open Space District Excess Funds Project Fund, HD6, for allocations for additional capital projects, approved by your Board in the Plan of Revenue and Expenditure for Fiscal Year 2002-03 on June 18, 2002, in accordance with Section (24), Subsection (a) of the Safe Neighborhood Parks Proposition of 1996.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 1996 Proposition requires that funds provided to the Conservancy be expended "solely for projects approved by the Board, pursuant to such criteria as the Board may, in its discretion, adopt," provided that those projects are identified in the Conservancy's annual work program transmitted to the Governor and State Legislature and as may be amended from time to time, after a noticed public hearing.

The 1996 Proposition further provides that your Board may disapprove a project within the boundaries of a city only upon a finding that the acquisition or improvement may impact access to or use of a site identified or proposed for present or future sanitary landfill purposes. In addition, your Board previously has adopted procedural requirements requiring a review of proposed Conservancy projects relative to their impact on existing or proposed highways, and their consistency with General or Area Plans.

The additional proposed project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997. The Department of Public Works has found that the project would not negatively impact current or potential future County sanitary landfill sites (see Attachment C).

The County Counsel's Office and the Department of Regional Planning have determined that there are no inconsistencies or lack of conformity between the unincorporated portion of the proposal and the applicable county planning documents (see Attachment D and Attachment E).

The Department of Public Works has found that the project does not impact any planned County roads or highways (see Attachment F).

The 1996 Proposition provides for an annual determination of the availability of excess funds and for allocation of such funds for capital projects in four categories. On June 18, 2002, your Board allocated funds for capital projects in Fiscal Year 2002-03. The allocations were divided between the four project categories and the five Supervisorial Districts. The recommended grant would be funded from the amounts allocated to the Fifth Supervisorial District for highest priority regional open space and recreation projects, in accordance with Section (24), Subsection (b) of the Safe Neighborhood Parks Proposition of 1996 (see Attachment A.)

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 have encumbered all such funds before they may receive grants of excess funds. The Conservancy has met that condition. Any funds allocated by your Board but not encumbered by award of a grant contract in the same fiscal year shall be available for allocation by your Board in the following fiscal year.

#### **CONTRACTING PROCESS:**

The Grant Project Agreement will be entered into and administered under authority delegated to the Director of Parks and Recreation and pursuant to the Procedural Guide approved by your Board in 1997 and used since then for the administration of similar grant projects. Prior to execution, the Grant Project Agreement will be reviewed and approved as to form by County Counsel.

#### **IMPACT ON CURRENT SERVICES**

Your Board's approval of this recommendation will authorize the Director of Parks and Recreation to award a grant to the Conservancy for the Joughin Ranch Acquisition and Development Project. It will have no impact on any other District-funded project.

**CONCLUSION**

Please instruct the Executive Officer-Clerk of the Board to return one conformed copy of this action to the Chief Administrative Office, Capital Projects Division, and to return three conformed copies to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tim Gallagher', with a stylized flourish extending to the right.

Tim Gallagher  
Director, Parks and Recreation

Attachments (6)

c: Chief Administrative Officer  
Executive Officer, Board of Supervisors (22)  
County Counsel

**REGIONAL PARK AND OPEN SPACE DISTRICT  
EXCESS FUNDS**

As of March 31, 2003

**Fifth Supervisorial District**

Allocation Category	(A) Cumulative Excess Funds	(B) Transfers	(C) Allocations	(A-B-C) Available Allocations
Highest Priority Regional Open Space and Recreation Projects ( Specified )	\$ 4,002,854	\$	\$ (835,000)	\$ 3,167,854
Cities	\$ 2,001,427	\$	\$ (2,001,427)	\$ 0
County	\$ 2,001,427	\$	\$	\$ 2,001,427
Competitive	\$ 889,523	\$	\$	\$ 889,523
<b><i>District Total</i></b>	<b>\$ 8,895,231</b>	<b>\$</b>	<b>\$ (2,836,427)</b>	<b>\$ 6,058,804</b>

\* Will be affected by Board Action of May 13, 2003







JAMES A. NOYES, Director

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

Attachment C

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: EP-2

March 27, 2003

TO: Tim Gallagher  
Director of Parks and Recreation

Attention Curt Robertson

FROM: James A. Noyes *Donald L. Wolfe*  
Director of Public Works

**SANTA MONICA MOUNTAINS CONSERVANCY'S  
REQUEST FOR ACQUISITION—JOUGHIN RANCH**

Pursuant to your correspondence of March 19, 2003, we have reviewed the proposed property acquisition by the Santa Monica Mountains Conservancy. Our review was limited to the impact of the proposed acquisition on the solid waste management system in the County of Los Angeles. We have no comments on the proposed acquisition.

If you have any questions, please contact Mike Mohajer at (626) 458-3500, Monday through Thursday, 7 a.m. to 5:30 p.m.

CR:my  
P:\eciammjr





**COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL**

648 KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

**LLOYD W. PELLMAN**  
County Counsel

April 25, 2003

TDD  
(213) 633-0901  
TELEPHONE  
(213) 974-1834  
TELECOPIER  
(213) 617-7182

**TO:** CURT ROBERTSON  
District Administrator  
Regional Park and Open Space District  
Department of Parks & Recreation

**FROM:** JUDITH A. FRIES *JAF*  
Principal Deputy County Counsel  
Public Works Division

**RE:** Santa Monica Mountains Conservancy's Request to Add an  
Acquisition Project to its Initial Work Program Approved  
in January 1997

As requested in your memorandum dated March 19, 2003, we have reviewed a proposed public acquisition of approximately 1,733 acres in the unincorporated area of the County of Los Angeles for its consistency with the County's adopted general plan. The property is located in the vicinity of Browns, Ybarra, Devil, and Sulphur Canyons in the Santa Susana Mountains.

Based on information we received from the planning director, we have determined that there are no inconsistencies or lack of conformity between the proposal and the applicable County planning document.

JAF:cnz

**c:** James E. Hartl, Director  
Department of Regional Planning



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



April 15, 2003

James E. Hartl, AICP  
Director of Planning

Perlita C. Flores  
Los Angeles County Regional Park  
and Open Space District  
433 South Vermont Avenue  
Los Angeles, CA 90020-1975

Dear Ms. Flores:

**SUBJECT: PROPOSED ACQUISITION OF 1,733 ACRES IN JOUGHIN RANCH**

This letter is in response to your recent request that the Department of Regional Planning review the proposed acquisition of a 1,733 acre area by the Los Angeles County Regional Park and Open Space District. The acquisition will be preserved as open space at the request of the Santa Monica Mountains Conservancy.

Pursuant to Section 65402 of the California Government Code and Section 22.36.040 of the Los Angeles County Code, the following comments are provided with respect to the zoning of the site and conformity of the proposed open space with the Los Angeles County General Plan.

- The subject property is located in the unincorporated area of Los Angeles County in the vicinity of Browns, Ybarra, Devil, and Sulphur Canyons and consists of numerous contiguous parcels with a total area of 1,733 acres. The property is zoned A-2-2 (Heavy agriculture, two acre minimum lot size). Open space is a permitted use in the A-2 zone.
2. The property lies within the Nonurban category of the Countywide General Plan. The majority of the property is also within the Santa Susana Pass Significant Ecological Area. The Nonurban land use category and significant ecological area encourage land used for open space purposes. Open space uses in this area are consistent with the goals and policies of the General Plan.
  3. See the attached map which depicts the land use plan and location of the significant ecological area in relation to the property lines. Also attached is the A-2 section of the zoning code. No zoning map is provided, but the entire acquisition area is in the A-2-2 zone.

Perlita C. Flores  
Los Angeles County Regional Park and Open Space District

Please feel free to contact me if you have questions about this determination. You may reach me at (213) 974-6470 or by using any of the means described on the attached sheet.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP



Richard Claghorn  
Regional Planning Assistant II  
Land Development Coordinating Center

JEH:JRG:rwg

attachments

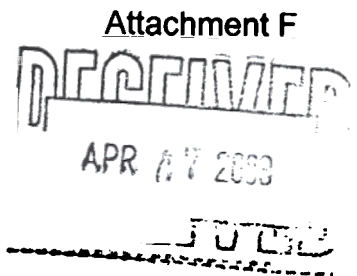


JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org



ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 14, 2003

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Tim Gallagher  
Director of Parks and Recreation

Attention: Curt Robertson  
Regional Park and Open Space District

FROM: James A. Noyes *JAN*  
Director of Public Works

### JOUGHIN RANCH

As requested in your March 19, 2003, memorandum, we reviewed the Santa Monica Mountains Conservancy's proposed Joughin Ranch Acquisition Project and determined that the proposed project would not have any significant impacts on County Highway Plan routes.

If you have any questions regarding our response, please contact Hubert Seto of our Land Development Division at (626) 458-4349.

HS:jmw  
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